

Farmington City Council Meeting

January 20, 2015

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Cory Ritz and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd & Recording Secretary Cynthia DeCoursey. Council Member Brigham Mellor was excused.

WORK SESSION

Discussion of West Davis Corridor (WDC) Modeling Report

Dave Millheim said the City identified several holes in the WDC Draft Environmental Impact Statement (DEIS) and hired **Norman Marshall** of Smart Mobility to review it. **Jeff Appel**, Attorney at Ray Quinney & Nebeker, said the initial DEIS did not do its job and may have been the worst DEIS he has seen. **Mr. Marshall** is an internationally known traffic expert who determines if there is a problem and then solves traffic issues, and his findings prove that the City is on even firmer footing than they previously thought. **Doug Anderson** said the company he works for recently gave their employees the opportunity to work at home so he works at the office 2 days and at home 3 days. **Mr. Appel** confirmed that working at home is an important consideration in future transportation planning. **Mr. Millheim** said that initially he was not in favor of the Shared Solution option, but as the effort became more organized and UDOT signed a detailed MOU and began Level 1 screening, he began to look at its merits. UDOT then determined that the Shared Solution was ready for Level 2 screening and asked each city along the proposed WDC route to sign a letter as a viable alternative to the WDC or resolution authorizing UDOT to further study the option. He advised the Council to discuss the results of the report, host a public (open house) to present the findings and take public comment, hold meetings with UDOT and the Wasatch Front Regional Council (WFRC) to discuss the findings and pass a Resolution to support the "Shared Solution" option being further considered.

REGULAR SESSION

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

Mayor Talbot opened the meeting at 7:10 p.m. **John Bilton** offered the invocation and **Jared Malone** of Troop 1280 led the Pledge of Allegiance. The **Mayor** expressed condolences to the family/friends of Standard Examiner reporter **Antone Clark** who recently passed away. He was a man who died with great dignity and finished the fight well.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Recognition of Sid Young – 2014 Festival Days Chair

Stefanie Gallagher and **Neil Miller** thanked **Sid Young** for serving as the Chair of 2014 Festival Days and announced that **Kristen Harbertson** will be the Chair for 2015.

West Davis Corridor (WDC) Modeling Report

Dave Millheim said the City hired **Norman Marshall** of Smart Mobility to analyze the modeling/assumption issues in the DEIS and determine if the WDC is needed. The findings (which were discussed in detail during the work session) include:

- Farmington will have no access and zero benefits from the WDC;
- 20 years of land planning by the City are being ignored;
- 300 acres of conservation easements will be destroyed;
- The Shepard Lane interchange is being delayed;
- The WDC bypasses a major transit station and economic/employment centers;
- The WDC is not needed.

Jeff Appel, Ray Quinney & Nebeker, said the issues were adequately explained, and the report should be submitted to the Federal Highway Administration. **Mayor Talbot** said the City has spent a considerable amount of money to ensure that UDOT knows where we stand. The intent of the study was not to blind side UDOT but to explore the facts. He asked the Council to attend a meeting with UDOT on Thursday, January 22, 2015.

Doug Anderson said this report solidified the Council's concerns. He is passionate about this issue and wants to consider the Shared Solution option. He would like the report to be posted on the City's website and sent to the Federal Highway Administration.

Jim Young is troubled by the findings in the study and disturbed that Farmington's early skepticism/questions of the DEIS were so quickly dismissed by UDOT. The City spent taxpayer dollars to do an independent analysis, and he hopes UDOT will have a higher regard for this very credible third party study than they have shown for Farmington's concerns thus far. He is also disappointed that Farmington seems to be without representation in the legislature and encouraged the City to find some legislative allies.

Cory Ritz agreed with the previous comments and said there are numerous issues that were not considered by UDOT in their draft EIS. The DEIS shows a complete disregard for the City's long-term planning, and UDOT failed to cooperate with the affected entities. He favors an option that will be best for everyone, and the Shared Solution option should be evaluated to see if it has merit.

John Bilton said many people have been involved with this process from the beginning, and the City needs to let the data drive the process which will help gain ground with legislators. This issue has placed the City in the political arena. If Farmington City has too much emotion and rhetoric, they may be in danger.

Mayor Talbot read the last 2 paragraphs of the report which state that UDOT should:

1. Fix the fundamental flaws relating to the Model;
2. Revisit the travel preference trends regarding commuting;
3. Include the actual land use information from the area;

4. Focus on what the actual housing/employment numbers are and will be in 2040; and
5. Develop a new set of alternatives for modeling, including the Shared Solution.

Dave Millheim confirmed that the information will be posted on the City's website and a 30-day deadline for a response from UDOT will be established.

Mosquito Abatement Report

Gary Hatch, Davis County Mosquito Abatement District, presented information and statistics from 2014 and said they are a public agency with responsibility to:

- Control mosquitoes to enhance public health and comfort;
- Act as an information resource on mosquito biology, control, and prevention;
- Identify insects and associated disease transmission;
- Operate in a safe, ecologically-sound and publicly accessible manner.

The District conducts ongoing testing of mosquitoes and chickens for the West Nile Virus (WNV). In 2014 8,644 acres were aerially sprayed, and 660 acres were sprayed on the ground. Half of the spray requests are submitted online, and response times are less than 48 hours.

PUBLIC HEARINGS:

Park Lane Plat Schematic Plan

David Petersen said the Park Lane realignment is complete, and this is the first step in the process to develop preliminary and final amended subdivision plats for the rights of way and adjacent private parcels affected by the realignment.

The Public Hearing opened at 8:20 p.m. There were no public comments and it closed.

Motion:

John Bilton made a motion to approve the Schematic Plan for the Park Lane Plat as recommended by the Planning Commission, subject to all applicable Farmington City ordinances and development standards. The motion was seconded by **Cory Ritz** and unanimously approved.

Finding:

1. In addition to exchanging deeds to make possible the Park Lane realignment, Farmington City and CenterCal entered into an agreement which also required approval of a subdivision plat. The Schematic Plan is the first step in that process.

Parkwalk Downs Minor Subdivision Schematic Plan

Eric Anderson said the applicant is proposing 4 lots and has met all of the requirements for a minor subdivision.

Justin Atwater, 520 S 650 W, said the sale of the property has been finalized, and he expressed gratitude to staff for their assistance. He met with **Mr. Jung** and will work with him to install a solid fence. Each lot must dedicate 8 feet of frontage on 500 S which will make each lot .49 of an acre, and they would like to retain the Class B animal rights.

The Public Hearing opened at 8:20 p.m. There were no public comments and it closed.

Motion:

Cory Ritz made a motion to approve the Schematic Plan for the Parkwalk Downs Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the conditions and findings in the staff report with an additional condition that the 4 lots will retain the Class B animal rights designation. The motion was seconded by **John Bilton** and unanimously approved.

Petition to change the name of a street in The Grove at Farmington Creek PUD

David Petersen said the City received a petition requesting approval to rename all of the circle portion of the street stem from Grove Creek Lane to Grove Creek Circle and leave the names of the stub streets connecting to 600 N and Main Street as Grove Creek Lane (100 W) and 550 N.

The Public Hearing opened at 8:30 p.m.

Mike Brian, 52 W Grove Circle, said there has been confusion regarding his address and others in the area, and he would like to see the issue resolved.

The Public Hearing closed at 8:35 p.m.

Motion:

John Bilton made a motion to approve the proposed street name change in The Grove at Farmington Creek PUD as petitioned by **Michael Brian** and to direct staff to implement the steps necessary to make the street name change, and/or amend the plat and waive the fee. **Doug Anderson** seconded the motion which was unanimously approved.

Finding:

1. Most property owners on the circle portion of The Grove street network use Grove Creek Circle even if their homes are on Grove Creek Lane. The name change will provide less confusion for visitors and the post office and will better facilitate emergency vehicle response times. The fee is more specific to costly applications dealing with the vacation of street rights-of-way and not simple street name changes.

Special Event Permit Application/Local Consent for a “Temporary Beer” Permit

The Public Hearing opened at 8:36 p.m.

Brady Grant, 1150 W 825 N, Layton, said they would like a permit for their event in April and hopes that the City was satisfied with the way parking issues were handled.

Kevin Patton, 11847 S Landou Drive, Draper, said the large parking area was recently paved, and they plan to provide two employees to assist with parking. The venue works well for them, and they are committed to sponsoring a safe event.

The Public Hearing closed at 8:40 p.m.

Doug Anderson asked if there was a parking fee and the City Manager said it is \$5 per car. The electronic message board states “no parking in unauthorized areas”, and Farmington City will be issuing tickets. **Cory Ritz** said he planned to vote “no” based on sentiment in the neighborhood. At an event held the previous week, the adjacent residential streets were full of parked vehicles.

Motion:

Doug Anderson made a motion to approve the Temporary Special Event Permit Application for a SteelFist Fight Night on April 18, 2015 and the Local Consent for a State of Utah “Temporary Beer” Permit. **John Bilton** seconded the motion which was approved by **Doug Anderson**, **John Bilton** and **Jim Young**. **Cory Ritz** did not approve the motion.

Farmington Park Subdivision Phase 1 Final Plat

Eric Anderson said the land swap with the Davis School District was finalized, and the applicant met the 11-acre open space requirement. A portion of the site is in the FEMA flood plain which will require a CLOMR and LOMR prior to recordation.

Jason Harris, Fieldstone Homes, said they have worked hard on this project and plan to break ground as soon as possible. They hope to begin Phases 2 and 3 later this year. **Mayor Talbot** commended them for working with the City and DSD on the park and school.

Motion:

Cory Ritz made a motion to approve the Final Plat for the Farmington Park Conservation Subdivision Phase I subject to all applicable Farmington City ordinances and development standards and with conditions 1-3 and findings 1-5 as listed in the staff report and another condition that the Phase I Final Plat will not be recorded until the Property Acquisition Agreement for the park has been signed by all three parties. **Jim Young** seconded the motion which was unanimously approved.

Construction Manager/General Contractor for the Park and Gym

Dave Millheim said there were many well-qualified applicants, and the selection committee recommended that the bid be awarded to Hogan Construction. They have experience in building gyms and athletic fields and will be involved in the process of choosing an architect. **Dave Anderson**, Hogan Construction – 940 N 1250 W Centerville – thanked the City and said they are excited to be a part of this project.

Motion:

John Bilton made a motion to approve Hogan Construction as the Construction Manager/General Contractor for the park and gym. The motion was seconded by **Doug Anderson** and unanimously approved.

SUMMARY ACTION:

1. Improvements Agreement with Ivory Development, LLC – Farmington Hollow
2. Approval of Minutes – City Council/Planning Commission meeting on Jan. 6, 2015
3. Approve of Minutes – City Council meeting on Jan. 13, 2015
4. Approval of December Storm Water Bond Log

Motion:

Jim Young made a motion to approve the items on the Summary Action List. **Cory Ritz** seconded the motion which was unanimously approved except that he abstained from approving the minutes on January 6, 2015 because he was unable to attend.

GOVERNING BODY REPORTS:

City Manager:

1. The Executive Summary for the Planning Commission meeting held on January 8, 2015 was in the staff report.
2. The Police, Fire and Building Activity Reports for December were in the staff report.

Mayor Talbot:

- **Mayor Talbot** recommended **Dan Rogers** and **Wendy Rasmussen** as members of the Board of Adjustment.

Motion:

John Bilton made a motion to appoint **Dan Rogers** and **Wendy Rasmussen** as Board of Adjustment members. **Cory Ritz** seconded the motion which was unanimously approved.

- The **Mayor** asked the Council to continue their service on various committees and to select a new Mayor pro tem.

Motion:

John Bilton nominated **Jim Young** to serve as Mayor pro tem in 2015. **Doug Anderson** seconded the motion which was unanimously approved.

City Council:

Jim Young:

- He asked for an update on the restoration of the building on the corner of State Street and Main Street, and **Dave Millheim** said he would pursue the matter.

ADJOURNMENT:

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Cory Ritz** and unanimously approved, and the meeting was adjourned at 9:20 p.m.



Holly Gadd, City Recorder
Farmington City Corporation